



Kempsters
ESTATE AGENTS

26 Sanderling Close
East Tilbury RM18 8FF

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Offers in the region
£300,000

This recently constructed three bedroomed semi detached house is situated close to local shops, school and c2c rail station. Features include a fitted kitchen/breakfast room, lounge, en suite to bedroom one, stylish bathroom, approx 35' rear garden, ample off road parking plus no onward chain.



- Lounge 14'6 x 12'5
- Fitted kitchen/breakfast room 15'8 x 9'10
- Ground floor cloakroom
- Bedroom one 12'3>10'2 x 8'9<9'11 with en suite
- Bedroom two 9'1 x 7'6
- Bedroom three 7'7 x 6'4
- Stylish bathroom
- Rear garden approx 35'
- Ample off road parking
- No onward chain

ENTRANCE

Door with opaque double glazed inserts leads to:

ENTRANCE HALL

Smooth plastered ceiling, access to first floor, radiator, power points, laminate floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising pedestal wash hand basin and low flush wc, radiator, vinyl floor covering.

LOUNGE

14'6 x 12'5 (4.42m x 3.78m)

Double glazed window to front, smooth plastered ceiling, built-in under stairs storage cupboard, radiator, power points, laminate floor.

FITTED KITCHEN/BREAKFAST ROOM

15'8 x 8'10 (4.78m x 2.69m)

Double glazed window and double glazed French doors lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, concealed gas central heating boiler, space and plumbing for washing machine, space for fridge/freezer, radiator, power points, vinyl floor covering.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space power points, fitted carpet.

BEDROOM ONE

12'3 max x 8'9<9'11 (3.73m max x 2.67m<3.02m)

Double glazed window to front, smooth plastered ceiling, built-in storage cupboard, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to front, smooth plastered ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, radiator, vinyl floor covering.



BEDROOM TWO

9'1 x 7'6 (2.77m x 2.29m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM THREE

7'7 x 6'4 (2.31m x 1.93m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, suite comprising bath with mixer tap

and shower attachment, pedestal wash hand basin and low flush wc, part tiling to bath area, radiator, vinyl floor covering.

REAR GARDEN

in excess of 35' (in excess of 10.67m)

Small patio area, outside tap, timber shed, fence surround.

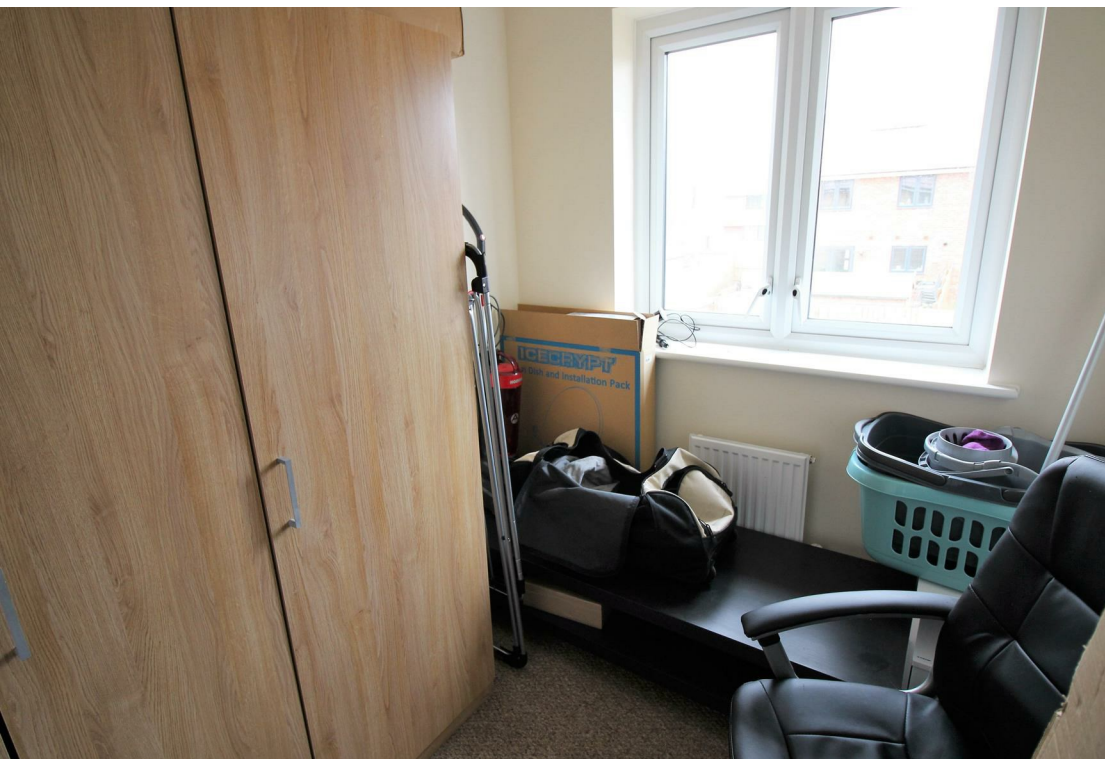
FRONT GARDEN

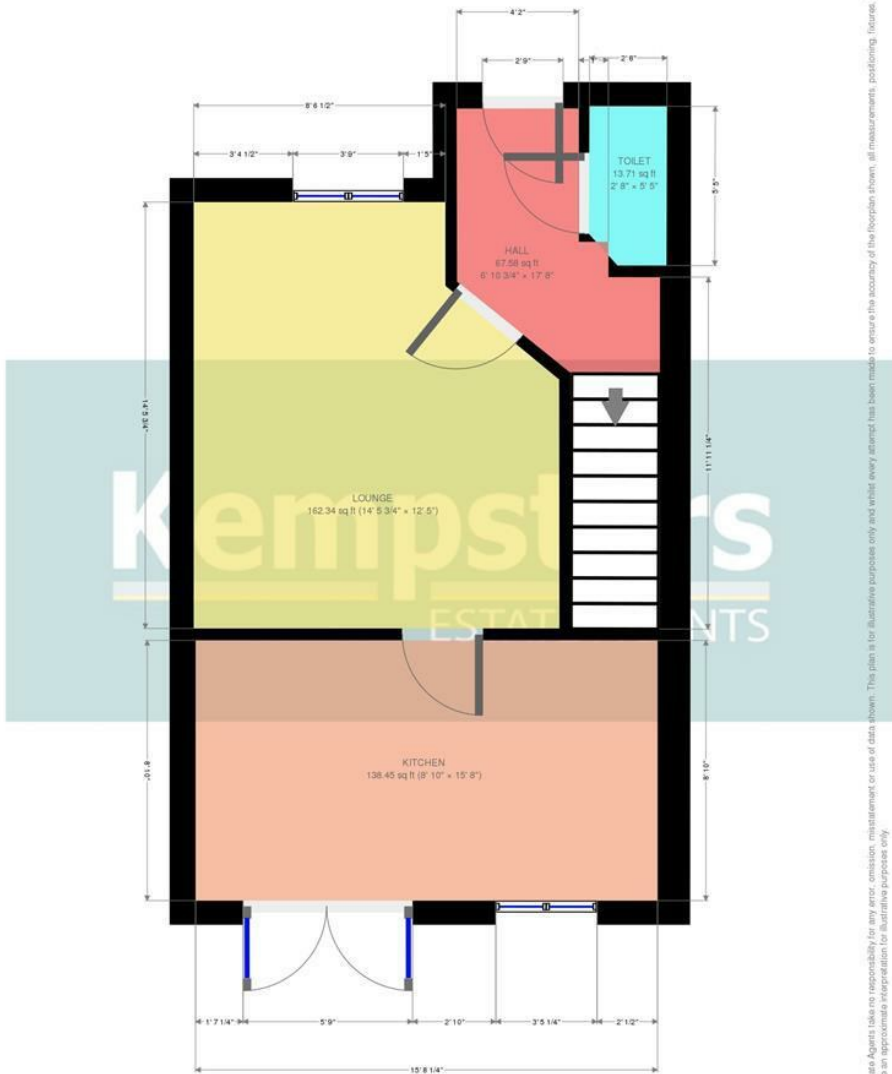
Brick paved providing off road parking, driveway providing further off road parking.



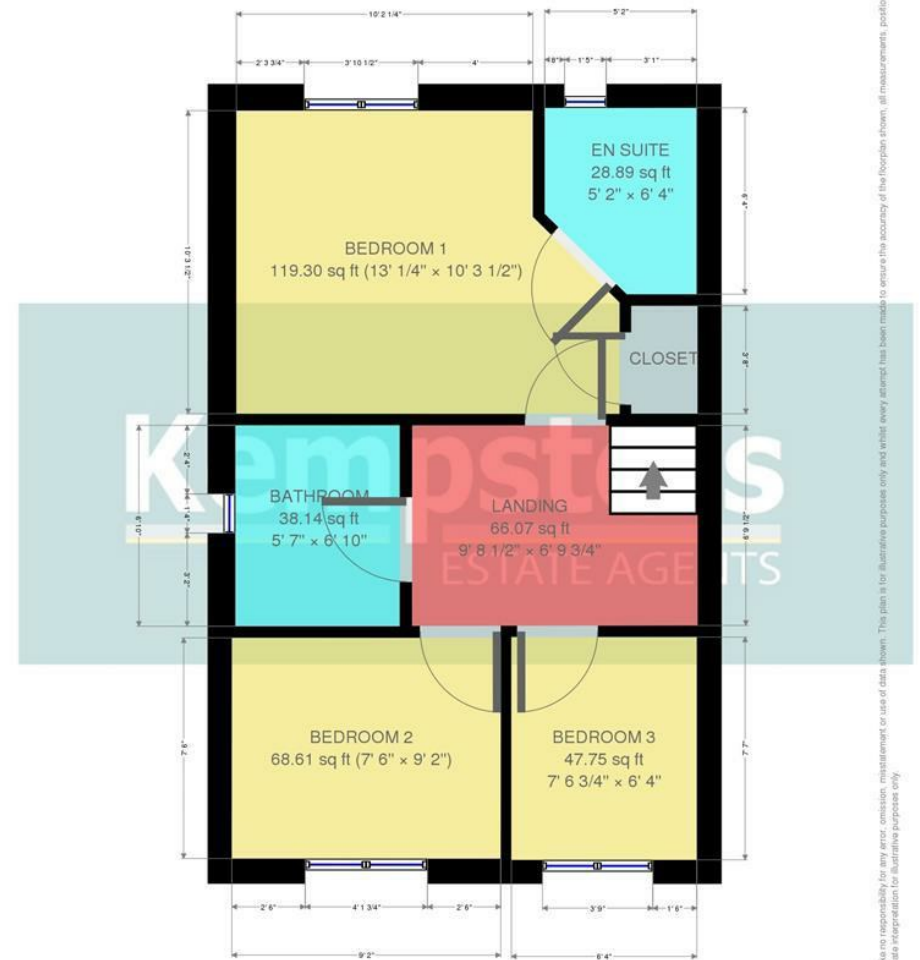








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Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(85 plus) A</div> <div>(81-81) B</div> <div>(69-69) C</div> <div>(55-55) D</div> <div>(39-54) E</div> <div>(27-30) F</div> <div>1-10 G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
85	87	88	90
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	